

2

The State
to
The Grand Junction Company

DECLARATION OF OCCUPANCY #G-28065
Dated October 20, 1882 Book 13
Filed November 1, 1882 Page 213
At 4:30 o'clock P. M.

Declare and publish as legal notice to all the world that they have a valid right to the occupation, possession and enjoyment of the NW $\frac{1}{4}$ of Sec. 23, Twp.1S. R.1W. U. M. Ack. October 20, 1882 by George A. Crawford, Prsident of said Company, before W. J. Miller, Notary Public, Gunnison County, Colorado. (Seal)

-o----00-----o-

3

United States Receiver
to
W. J. Miller, Mayor of the Town of Grand Junction in trust for the inhabitants thereof

RECEIVER'S RECEIPT #132 #1008
Dated November 2, 1883 Book 10
Filed May 7, 1884 Page 297
At 4:10 o'clock P. M.
\$759.43 in full for the S $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 23, Twp.1S. R.1W. U. M., (and other property)

Subject to right of way of D. & R. G. R. R. and D. & S. P. and P. R. R. Fred J. Leonard, Receiver, Gunnison, Colorado.

-o----00-----o-

4

The Town of Grand Junction
to
Thomas B. Crawford, Commissioner

AN ORDINANCE #1789
Filed May 7, 1884 Book 10
At 4:10 o'clock P. M. Page 297
To appoint and authorize Thomas B. Crawford to act as a commissioner to

sell any lands or real estate within the corporate limits of the Town of Grand Junction which may hereafter be entered in any land office by the corporate authorities of said Town. Be it ordained by the Board of Trustee of The Town of Grand Junction: Sec. 1. That Thomas B. Crawford be and is hereby appointed and is authorized to act as a Commissioner to sell and convey any land or real estate which may hereafter be entered by the Corporate Authorities of the Town of Grand Junction in trust for the several use and benefit of the occupants of such real estate under provisions of Act of the General Assembly of Colorado, approved March 1, 1881. Approved October 30, 1882. Charles F. Shanks, Mayor; P.H. Westmoreland, Clerk & Recorder. Certificate May 7, 1884 by W. E. Shaffer, Recorder of Town of Grand Junction, that the above and foregoing is full, true and correct copy of Ordinance appoint- int Thomas B. Crawford Commissioner of Deeds, passed by the Board of Trustees of said Town October 30, 1882. (Seal)

-o----00-----o-

5

United States
to
William J. Miller, Mayor of Grand Junction, Colorado, in Trust

PATENT Certificate no. 132 #16960
Dated June 13, 1893 Book 7
Filed August 4, 1893 Page 517
At 10:20 o'clock A. M.

All to whom these presents shall come, GREETING: Whereas, William J. Miller, Mayor of Grand Junction, in Mesa County, Colorado, in trust for the several, use and benefit of the occupants of the Townsite of Grand Junction in said County and State according to their respective interests, has deposited in the General Land Office of the United States a certificate of the Register of the Land Office of Gunnison, Colorado, whereas it appears that full payment has been made by the said William J. Miller, Mayor as aforesaid, according to the provisions of the Act of Congress of April 24, 1820 etc., for the S $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 23, Twp.1S. R.1W. U. M., in Colorado, (and other property). Which said tract has been purchased by the said William J. Miller, Mayor as aforesaid in Trust as aforesaid. Subject to Right of Way of D. & R. G. and Denver South Park and Pacific R. R. Co's.

-o----00-----o-

6

The Town of Grand Junction, by
Thomas B. Crawford, Commissioner
W. J. Miller, Mayor
(Corporate Seal)
to
Mary Haggerty

DEED \$17.79 and other consider- #1599
ation Book 7
Dated March 13, 1884 Page 241
Filed March 13, 1884
At 5:00 o'clock P. M.

Whereas the Corporate Authorities of the
Town of Grand Junction, did on November 2,
1883, enter at the proper land office as

part of the Townsite of the Town of Grand Junction, the S₂ NW₄ of Sec. 23, Twp.
1S. R. 1W. U. M. (and other land) in trust for the several uses and benefits of
the occupants thereof, under the provisions of the Act of Congress of March 2, 1877,
the same being an additional entry in accordance with the provisions of the Act of
Congress of March 3, 1877 and;

Whereas W. J. Miller, Mayor of said Town, on behalf of the Corporate Authorities
thereof, did within thirty days after entry give public notice of said entry by
posting notices and by publication. And Whereas, ninety days have expired since
first publication, And Whereas, the corporate authorities did on October 30, 1882,
appoint Thomas B. Crawford, Commissioner, to sell and convey any land thereafter
to be entered by said corporate authorities, in trust for the several uses and
benefit of the occupants thereof, under the provisions of an act of the General
Assembly of Colorado, approved March 1, 1881, the said Thomas B. Crawford having
qualified as such Commissioner.

The said Corporate Authorities through their authorized Commissioner and the
Mayor of said Town of Grand Junction, in execution of the trust reposed in party
of first part and in consideration of certain vested rights as equitable owner
which the said second party has and had in the land hereinafter described at the
time of entry and of \$17.79; conveys: Beginning at the SE corner of N. N. Smith
tract 464 125/1000 feet due South from center of North boundary line of SE₄ NW₄
Sec. 23, Twp. 1S. R. 1W. U. M., thence running W 385 8/10 feet, thence South 420
feet, thence East 384 8/10 feet, thence North 420 feet to point of beginning,
3 and 72/100 acres (and other property).

Ack. March 13, 1884 by Thomas B. Crawford, Commissioner and W. J. Miller, Mayor
of the Town of Grand Junction on behalf of the Corporate Authorities of the said
Town, before Henry H. Rhone, Notary Public, Mesa County, Colorado. (Seal)

-o----00-----o-

7

Mrs. Mary Haggerty
to
Henry F. Barnard, Trustee
for the use of
Wm. T. Perkins

TRUST DEED \$1.00 #1605
Dated March 15, 1884 Book 3
Filed March 15, 1884 Page 322
At 4:05 o'clock P. M.

Conveys: Beginning at SE corner of
N. N. Smith's tract 466 125/1000 feet
due South from North boundary line of
SE₄ NW₄ Section 23, Twp. 1S. R. 1W. U. P. M., thence West 385 8/10 feet, thence
South 420 feet, thence East 385 8/10 feet, thence North 420 to point of beginning,
3 and 72/100 acres. (and other land), Mesa County, Colorado. IN TRUST to secure
note bearing even date herewith, executed by Mary Haggerty and Morris Haggerty,
her husband for the principal sum of \$200 payable with interest at 2% per month payable as
therein provided.

James K. Kennedy, Successor in Trust.

Ack. March 15, 1884 by Mary Haggerty before J. A. Layton, County Clerk, Mesa
County, Colorado. (County Court Seal)

-o----00-----o-

R 8

8

Henry F. Barnard, Trustee
to
Mrs. Mary Haggerty

RELEASE DEED \$1.00 #2884
Dated June 22, 1885 Book 4
Filed June 27, 1885 Page 72
At 10:30 o'clock A. M.

Releases: Beginning at SE corner of N. N. Smith's tract 466 125/1000 feet due S from center of N boundary line of SE 1/4 NW 1/4 Sec. 23, Twp. 1S. R. 1W. U. P. M., thence running W 385 8/10 ft., thence S 420 feet, thence E 385 8/10 feet, thence S 420 feet, thence E 385 8/10 ft., thence N 420 feet to place of beginning, 3/77 100 acres, (and other land). FROM DEED OF TRUST DATED March 15, 1884, recorded March 15, 1884 in Book 3 page 322 to secure to Wm. T. Perkins payment of note. Note Paid.

Signed: Henry F. Barnard, _____

Ack. June 23, 1885 by Henry F. Barnard _____, before Frank D. Andrus, Notary Public, Wayne County, Michigan. (Seal)

Certificate of Magistracy attached June 23, 1885 by John J. Euright, Clerk of Wayne County, Michigan, by Wm. P. Land, Deputy (Seal)

-o-----oo-----o-

9

Mary Haggerty
to
J. O. Bradish, Trustee, for the
use of A. B. Clark

TRUST DEED \$1.00 #2812
Dated June 16, 1885 Book 14
Filed June 16, 1885 Page 177
At 4:40 o'clock P. M.

Conveys: Beginning at SE corner of N. N. Smith's tract 466 125/100 feet due S from center of N boundary line of SE 1/4 NW 1/4 Sec. 23, Twp. 1S. R. 1W. U. P. M. thence running W 385 8/10 feet, thence S 420 feet, thence E 385 8/10 feet, thence N 420 feet to place of beginning, 3 72/100 acres (and other land), all in Grand Junction, Mesa County, Colorado. IN TRUST to secure note executed by Mrs. Mary Haggerty and Morris Haggerty bearing even date herewith for \$275 payable to A. B. Clark in 3 years together with 6 interest coupon notes for \$20.63 each with interest from maturity until paid at 2% per month, payable monthly. (Granting clause and ack. recite Mrs. Mary Haggerty.)

Ack. June 16, 1885 before J. A. Layton, County Clerk and Recorder, Mesa County, Colorado, by Geo. M. Huskins, Deputy. (County Clerk Seal)

-o-----oo-----o-

10

J. O. Bradish _____
to
Mary Haggerty

PARTIAL RELEASE DEED \$1.00 #3581
Dated March 15, 1886 Book 4
Filed March 15, 1886 Page 108
At 3:35 o'clock P. M.

Releases: Beginning at a point on N boundary line of said tract of land where the same is intersected by W line of 5th St. in Town of Grand Junction, Mesa County, Colorado, extended said point being 1794 feet and 11 inches due S of SE corner of Block 162 in said town of Grand Junction, thence S on the extension of W line of said 5th St. 844 feet and 5 inches to a point on S boundary line of SE 1/4 NW 1/4 Sec. 23, Twp. 1S. R. 1W. U. M., thence due E on said S boundary line to E boundary line of said Haggerty's land, thence due N 844 feet and 5 inches to N boundary line of said Haggerty's land, thence due W to place of beginning, being all that portion of land described in and conveyed by said Deed of Trust lying E of W boundary line of said 5th Street extended. From Deed of Trust dated June 16, 1885, recorded June 16, 1885 in Book 14 at page 177, given to secure to A. B. Clark payment of note. Note Partially paid. (

Ack. March 15, 1886 by J. O. Bradish, _____ before James W. Bucklin, Notary Public, Mesa County, Colorado. (Seal)

-o-----oo-----o-

11

J. O. Bradish, _____
to
Mary Haggerty

RELEASE DEED \$1.00 #77844
Dated June 18, 1888 Book 122
Filed August 25, 1908 Page 152
At 8:00 o'clock A. M.

Releases: Beginning at SE Cor. of N. N. Smith's tract, 466.125 feet due S from center of N boundary line of SE 1/4 NW 1/4 Sec. 23, Twp. 1S. R. 1W. U. M.; thence W 385.8 ft.; thence S 420 ft; thence E 385.8 ft., thence N 420 ft. to beginning, 3.72 acres; (and other land), Mesa County, Colorado. From Deed of Trust dated June 16, 1885, recorded June 16, 1885 in Book 14 at page 177, given to secure to A. B. Clark payment of note. Note Paid.

Ack. June 18, 1888 by J. O. Bradish, before W. A. Marsh, Notary Public, Mesa County, Colorado, (N. P. Seal) Commission expires November 21, 1891

-o-----oo-----o-

12

William Green,
Anna M. Green
to
Mrs. Mary Haggerty

QUIT CLAIM DEED \$50.00 #G-29349
Dated December 21, 1882 Book 13
Filed December 27, 1882 Page 118
At 4:45 o'clock P. M.
Conveys: 4 acres, more or less, begin-
ning at SE corner of N. N. Smith's 6

acre tract in SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, Twp. 1S. R. 1W. U. M., which point of beginning is about 28 $\frac{1}{4}$ rods due S from center of N line said 40 acre subdivision, running S 420 feet, thence W 440 feet, thence N 420 feet, thence E 440 feet to beginning. Ack. December 21, 1882 before W. J. Miller, Notary Public, Gunnison County, Colorado. (Seal)

-o-----oo-----o-

13

In the Matter of the Estate of
Mary Haggerty, Deceased

ORDER AND DECREE #79343
Filed November 16, 1908 Book 119
At 3:05 o'clock P. M. Page 254
State of Colorado, County of Mesa, SS.
In the County Court, in Probate

Now on this November 16, 1908, the matter of the final report of the administrator herein and the final settlement of said estate and the determination of heirship of said estate coming on to be heard, and it appearing to the Court that Mary Haggerty died at Grand Junction, Colorado, on or about March 17, 1887, leaving no last will and testament, and that thereafter letters of administration were duly issued to Morris Haggerty on Feb. 26, 1891. That thereafter notice of adjustment day was duly published according to law and an adjustment day had in said estate. That thereafter and on Oct. 13, 1908, the said Morris Haggerty presented his petition to determine the heirship in said estate, in which it is set forth that the said Mary Haggerty died leaving as her sole and only heirs-at-law the said Morris Haggerty, who was her husband during her lifetime; also a son Morris Haggerty, Jr., also known as Maurice J. Haggerty; also a son Frank Haggerty; said Maurice J. Haggerty, Jr., now being of the age of 26 years and Frank Haggerty being of the age of 24 years. And it further appearing to the Court that all of said heirs-at-law have been duly served with notice to determine heirship and notice of final settlement of said estate; and it further appearing to the Court that said notices have been published and proof of publication filed in this office; and the Court having on Nov. 16, 1908 heard the testimony in open Court in regard to the matter of heirship of said estate and other matters incident thereto, and the Court being well advised in the premises doth find: That the said Mary Haggerty died on or about March 17, 1887, in Grand Junction, Colorado, leaving no last will and testament; that her sole and only heirs at law were Morris Haggerty, husband; Morris Haggerty, Jr., also known as Maurice J. Haggerty, Jr., a son who is now of the age of 26 years; and Frank Haggerty a son who is now of the age of 24 years. And the Court doth further find that all the claims and debts against said estate and all costs of administration herein have been paid and satisfied in full. And the Court doth order that the final report of the administrator herein be approved and that said administrator be discharged from any further duties as administrator of said estate, and that said administrator and the sureties on his bond be discharged therefrom. And the Court doth decree that the said Mary Haggerty died leaving as her sole and only heirs-at-law Morris Haggerty her husband; Morris Haggerty, Jr., also known as Maurice J. Haggerty, Jr., son; and Frank Haggerty son. Done in open Court this Nov. 16, 1908. By the Court, Walter S. Sullivan, Judge. Certificate of true copy attached November 16, 1908, by Theo. W. Primrose, Clerk of said Court, by Cora May Tevis, Deputy. (County Court Seal).

-o-----oo-----o-

14

Morris Haggerty, Guardian of
the person and estate of Frank
Haggerty, minor heir of Mary
Haggerty, deceased
to
J. W. Kozak

GUARDIAN'S DEED #52699
Dated August 31, 1904 Book 93
Filed January 17, 1905 Page 180
At 11:10 o'clock A. M.
Whereas on December 15, 1897 the Dis-
trict Court of 7th Judicial District
of Colorado, in and for County of Mesa

made order of sale authorizing party of first part to sell real estate of above named minor heir specified and described in order of sale same being undivided $\frac{1}{4}$ interest in and to real estate in order described. Whereas under and by virtue of order of sale party of first part did March 8, 1904 at private sale offer for sale in separate parcels and subject to confirmation by County Court, Mesa County, the real estate or any part thereof described in order of sale on said date party

continued on next sheet



No. 14 continued

of second part became purchaser of that portion of real estate hereinafter described, same being part of real estate in order described for \$42.50 same being best bid. Whereas County Court Mesa County to which this cause was transferred upon report by party of first part of proceedings under order of sale did Aug. 31, 1904 make an order confirming sale and directed conveyance to be executed to party of second part of interest of minor heir in and to real estate hereinafter described. Therefor pursuant to order of County Court of County of Mesa for and in consideration of \$42.50 conveys all interest, claim, estate of said minor, Frank Haggerty in and to Undivided 1/4 interest beginning at point 744.62 feet W and 513.5 feet N of center stake of Sec. 23, Twp.1S. R.1W. U. M., on E line of 5th street in City of Grand Junction, thence N 50 feet, E 111 1/2 feet more or less, S 50 feet W 111 1/2 ft, more or less, to beginning.

Ack. August 31, 1904 before Straud M. Logan, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires May 15, 1906.

-o-----00-----o-

15

Morris Haggerty
to
J. W. Kozak

WARRANTY DEED \$127.50 #52700-
Dated August 31, 1904 Book 98
Filed June 17, 1905 Page 523
At 11:15 o'clock A. M.

Conveys: Undivided 3/4 interest in that certain tract of land described as follows: Beginning at a point 744.62 feet W and 513.5 feet N of center stake of Sec. 23, in Twp.1S. R.1W. on E line of 5th Street in the City of Grand Junction, thence N 50 feet, thence E 111 1/2 feet, more or less, thence S 50 feet, thence N 111 1/2 feet more or less to beginning.

Ack. August 31, 1904 before Straud M. Logan, Notary Public, Mesa County, Colorado.
(Seal) Commission expires May 15, 1906.

-o-----00-----o-

16

J. W. Kozak
to
Nathaniel T. Wiley

WARRANTY DEED \$175.00 #59202
Dated February 23, 1906 Book 109
Filed February 23, 1906 Page 452
At 2:45 o'clock P. M.

Conveys: Beginning at a point 744.62 feet W and 513.5 feet N of center stake of Sec. 23, Twp.1S. R.1W. U. M., on E line of 5th Street, City of Grand Junction, thence N 50 feet, E 111 1/2 feet, more or less, thence S 50 feet W 111 1/2 feet, more or less to beginning.

Ack. February 23, 1906 before Straud M. Logan, Notary Public, Mesa County, Colorado.
(Seal) Commission expires May 15, 1906.

-o-----00-----o-

17

Maurice J. Haggerty, Jr.
to
Morris Haggerty

WARRANTY DEED \$1.00 #59361
Dated November 17, 1902 Book 109
Filed March 1, 1906 Page 495
At 3:40 o'clock P. M.

Conveys: Also beginning at a point 446.125 feet S from the center of N boundary line of SE 1/4 NW 1/4 said Sec. 23, Twp. 1S. R. 1W. U. M., thence W 385.8 feet, thence S 420 feet, thence E 385.8 feet; thence N 420 feet to beginning, (and other property), Mesa County, Colorado.

Ack. May 29, 1903 by Morris Haggerty, Jr., before R. T. Harris, Notary Public, Weber County, Utah. (N. P. Seal) Commission expires February 26, 1905
(Granting clause recites "Morris Haggerty, Jr.", heir at law of Mary Haggerty, deceased.)

-o-----00-----o-

18

Frank Haggerty
to
Morris Haggerty

WARRANTY DEED \$1.00 #59363
Dated February 26, 1906 Book 109
Filed March 1, 1906 Page 497
At 3:50 o'clock P. M.

Conveys: Beginning at point 466.125 feet S from center of N boundary line of SE 1/4 NW 1/4 said Sec. 23, Twp. 1S. R. 1W. U. M., thence S 420 feet, thence E 385.8 feet, thence N 420 feet to beginning, (and other property), Mesa County, Colorado.

Ack. Feb. 26, 1906, before Straud M. Logan, Notary Public, Mesa County, Colorado.
(N.P. Seal) Commission expires May 15, 1906.
(Granting clause recites "Frank Haggerty, heir at law of May Haggerty, deceased)

-o-----00-----k-

19

Nathaniel T. Wiley
to
Julia P. Ludlam

WARRANTY DEED \$200.00 #77655
Dated August 5, 1908 Book 136
Filed August 13, 1908 Page 315
At 9:30 o'clock A. M.

Conveys: Beginning at a point 744.62 ft. W and 513.5 ft. N of the center stake of Sec. 23, Twp. 1S. R. 1W. U. M., on East line of 5th Street in City of Grand Junction, thence N 50 feet, thence E 111½ feet, more or less, thence S 50 feet; thence W 111½ ft. more or less to place of beginning, Mesa County, Colorado.
Ack. August 5, 1908 before Elbert N. Case, Notary Public, Mesa County, Colorado.
(Seal) Commission expires July 27, 1909.

-o-----00-----o-

20

Frank Haggerty
to
Morris Haggerty

WARRANTY DEED \$1.00 #79342
Dated February 26, 1906 Book 137
Filed November 16, 1908 Page 182
At 3:25 o'clock P. M.

Conveys: Beginning at a point 466.125 feet E from the center of the N boundary line of SE¼ NW¼ said Sec. 23, thence W 385.8 feet; thence S 420 feet, thence E 385.8 feet, thence N 420 feet to the place of beginning, (and other property), Mesa County, Colorado.
(This deed is re-recorded to correct an error made in recording same when first recorded). (Body of instrument recites Frank Haggerty heir at law of Mary Haggerty, deceased)
Ack. February 26, 1906 before Straud M. Logan, Notary Public, Mesa County, Colorado.
(Seal) Commission expires May 15, 1906.

-o-----00-----o-

21

Treasurer of Mesa County
to
Mesa County

TAX SALE \$8.04 #28963
Dated December 8, 1927 Book 23 Page 53
Sale of:
Beg at a pt 744.62 ft W & 513.5 ft N of center Sec 23 Twp 1 S R1 W on E Line

5th St Grd Jct & N 50 ft, E 111.5ft. S 50 ft. W 111.5 ft to beg.
REDEEMED September 26, 1944 to Earl Van Gundy

-o-----00-----o-

22

Treasurer of Mesa County
to
City of Grand Junction

TAX SALE \$2.95 #29512
Dated December 8, 1927 Book 23 Page 104
Sale of;
Com 744.62 ft W 513.5 ft N of center Sec 23 Twp. 1S. R. 1W. N 50 ft., E 111½

ft, S 50 ft., W 111.5 ft. So. 5th St Tract.
REDEEMED September 28, 1944 by Earl Van Gundy.

-o-----00-----o-

23

Treasurer of Mesa County
to
City of Grd Jct

TAX SALE \$4.30 #29671
Dated December 8, 1927 Book 23 Page 113
Sale of:

Tr: Beg 744.62 ft W and 513.5 ft N of center Sec 23 1S 1W N 50 ft E 111.5 ft S 50 ft W 111.5 ft to beg. So 5th St.
REDEEMED September 28, 1944 by Earl Van Gundy

-o-----00-----o-

24

Treasurer of Mesa County
to
City of Grand Jct

TAX SALE \$32.50 #29948
Dated December 8, 1927 Book 23 Page 128
Sale of:

Tr: Beg on E line 5th St and 513.5 ft N of S line SE¼ NW¼ in Sec. 23 1S R. 1W. th N 50 ft E 111.5 ft S 50 ft W 111.5 ft So 5th St.
REDEEMED September 28, 1944 by Earl Van Gundy.

-o-----00-----o-

25

Treasurer of Mesa County
to
Mesa County

TAX SALE \$7.80 #32356
Dated December 12, 1929 Book 25 Page 114
Sale of:

Beg at a pt. 744.62 ft W & 513.5 ft N
of center of Sec. 23, Twp. 1S, R. 1W,
50 ft E 111.5 ft, S 50 ft-W 111.5 ft to beg S
REDEEMED September 28, 1944 by Earl Van Gundy.

-o-----00-----o-

26

Burrell C. Reynolds, Treasurer
of Mesa County, Colorado.
(County Treasurer's Seal)
to
Earl Van Gundy

TREASURER'S DEED #423817
Dated September 26, 1944 Book 420
Filed September 28, 1944 Page 442
At 10:30 o'clock A. M.

Whereas the following described real property, viz: Beginning 744.67 feet W and 563.5 feet N of the center of Sec. 23, Twp. 1S, R. 1W. U. M., thence N 50 feet, thence E 111.5 feet, thence S 50 feet, thence W to beginning, situated in the County of Mesa and State of Colorado, was subject to taxation for the year 1920, and whereas, the taxes assessed on said property for the year 1920 aforesaid remained due and unpaid at the date of sale hereinafter mentioned, and whereas the Treasurer of the said county did on Dec. 15, 1921, by virtue of the authority vested in him by law, at an adjourned sale, the sale begun and publicly held on Dec. 13, 1921, expose to public sale at the office of the Treasurer in the County aforesaid, in substantial conformity with requirements of the statute in such case made and provided, the real property above described for the payment of the taxes, interest and costs then due and remaining unpaid on said property;

Because of the inability of the County Treasurer to prepare his delinquent tax list in time to commence the sale of property delinquent for taxes on or before the second Monday in November 1921, the same was advertised for sale on the date before mentioned, that being the earliest date upon which he was able to prepare said list, advertise and make said sale. Whereas at the sale so held as aforesaid by the Treasurer, no bids were offered or made by any person or persons for the said property and no person or persons having offered to pay the said taxes, interest and costs upon the said property for the year 1920, and the Treasurer having become satisfied that no sale of said property could be had, therefore the said property was by the then Treasurer of the said County, stricken off to the said County and a certificate of sale was duly issued therefor to the said County, in accordance with the statute in such case made and provided; And, Whereas, the following described real property, viz: Beginning at a point 744.62 feet west and 513.50 feet north of the center of Sec. 23, Twp. 1S, R. 1W. U. M., on the east line of 5th Street, Grand Junction, thence N 50 feet, thence E 111.50 feet, thence S 50 feet, thence W 111.50 feet to beginning, situated in the County of Mesa and State of Colorado, was subject to taxation for the year 1926, and whereas the taxes assessed upon said property for the year 1926, aforesaid, remained due and unpaid at the date of the sale hereinafter named; and whereas the Treasurer of the said County did on Dec. 8, 1927, by virtue of the authority vested in him by law, at an adjourned sale, the sale begun and publicly held on Dec. 6, 1927, expose to public sale at the office of the Treasurer in the County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the real property above described for the payment of the taxes, interest and costs then due and remaining unpaid on said property; Whereas at the sale so held as aforesaid by the Treasurer, no bids were offered or made by any person or persons for the said property and no person or persons having offered to pay the said taxes, interest and costs upon the said property for the year 1926, and the Treasurer having become satisfied that no sale of said property could be had, therefore the said property was by the then Treasurer of said County, stricken off to said County and a certificate of sale was duly issued therefor to the said County, in accordance with the statute in such case made and provided; Whereas the said County of Mesa, acting by and through its County Treasurer and in conformity with the order of the Board of County Commissioners of the said County, duly entered of record Feb. 23, 1937, the said day being one of the days of a regular session of the Board of County Commissioners of the said County, on Nov. 19, 1937, did duly assign unto Earl Van Gundy the certificates of sale of each of said properties above described, so issued as aforesaid to said County and all its rights, title and interest in each of said parcels of property held by virtue of said sales.

Whereas, the said Earl Van Gundy has paid the taxes and the subsequent taxes on said property first above described for the years 1920 to 1927 inclusive, in the amount of \$48.21 by the payment of the sum of \$48.21, and has paid the taxes and subsequent taxes for the property second above described for the years 1926 to

continued on next sheet

THE
MESA COUNTY
ABSTRACT CO.
GRAND JUNCTION
COLORADO

No. 26 continued

1927 inclusive in the amount of \$15.13, by the payment of the sum of \$15.13, all pursuant to the order of the Board of County Commissioners above referred to, and has paid the subsequent taxes in full for the years 1928 to 1943 inclusive, in the total sums of \$85.90 and \$248.89 respectively; Whereas more than three years have elapsed since the date of each of the said sales and the said properties have not been redeemed therefrom as provided by law. Whereas the property first described above was assessed for the year 1920, at a sum of more than \$100.00 and the property second described above was assessed for the year 1926 at a sum of more than \$100.00, Whereas, all the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with and are now of record and filed in the office of the County Treasurer of said County; Now, Therefore, grant, bargain and sell the above and foregoing described real estate unto the said Earl Van Gundy, his heirs and assigns, forever, subject to all the rights of redemption by minors, insane persons or idiots, provided by law.

Ack. September 26, 1944 by Burrell C. Reynolds, Treasurer of Mesa County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Mar. 13, 1946.

-o-----oo-----o-

STATE OF COLORADO)
) SS
COUNTY OF MESA)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Twenty-six (26) Entries numbered from 1 to 26 both inclusive, constitutes a true and correct Abstract of Title showing all instruments which appear of record or on file in the office of the County Clerk and Recorder of Mesa County Colorado, up to July 27, 1946 at 8:00 o'clock A. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado.

July 27, 1946 at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY

By R B Williams Manager



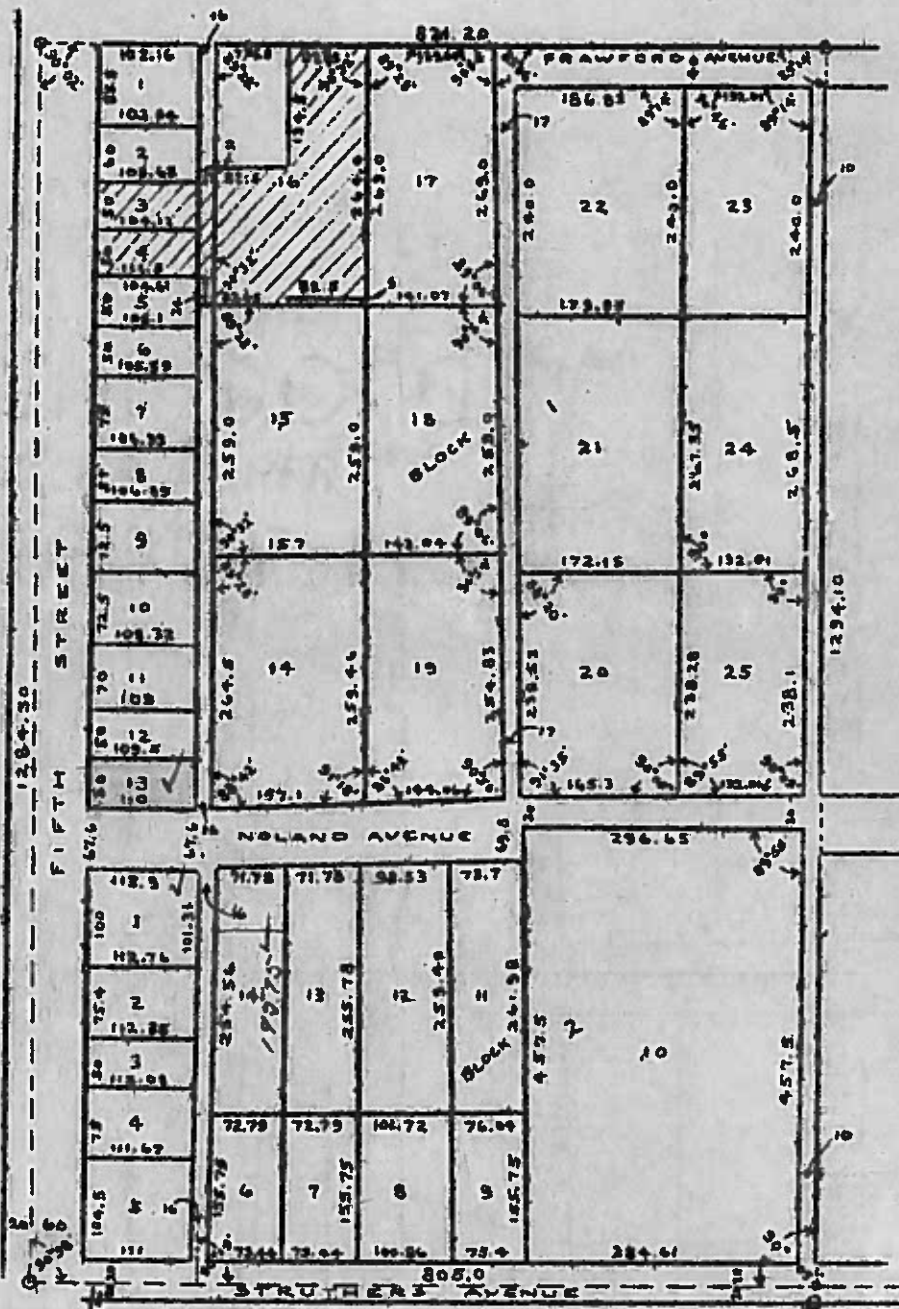
No. C-7691
Continuation of
ABSTRACT OF TITLE

to
Beginning at a point 744.62 feet West and 513.50 feet North of the center of Section Twenty-three (23), Township One (1) South of Range One (1) West of the Ute Meridian, on the East line of Fifth Street, Grand Junction, thence North 50 feet, thence East 111.50 feet, thence South 50 feet, thence West 111.50 feet to beginning, Mesa County, Colorado.

Said above described property now being known as

Lot Thirteen (13) in Block One (1) of South Fifth Street Subdivision, in the City of Grand Junction, Mesa County, Colorado.

From July 27, 1946 at 8:00 o'clock A. M.



The above is a Plat of
SOUTH FIFTH STREET SUBDIV.

as the same appears of record and on file in the office of the County Clerk and Recorder of Mesa County, Colorado, in Book 7 of Plats, on Page 19 thereof.

(Filed 11-29-46)

South Fifth Street
Subdivision

DEDICATION

Filed November 29, 1946
At 2:55 o'clock P. M.

#454880

Book 7

Page 19

Know All Men By These Presents: That

the undersigned are the owners of smaller tracts of land which together comprise the following described tract: hereinafter to be known as South Fifth Street Subdiv.: Beginning at a point 20 feet North of center of Section 23, Township 1 South, Range 1 West of the Ute Meridian; thence West 805.0 feet; thence North 1284.30 feet; thence East 821.20 feet; thence South 1294.10 feet to point of beginning; except a tract of land lying within said described tract of land which is described as follows: Beginning 60 feet East and 145.5 feet South of the Northwest corner of said described tract of land; thence South 100 feet; thence East 111.5 feet; thence South 24 feet; thence East 82.5 feet; thence North 5 feet; thence East 82.5 feet; thence North 264.0 feet; thence West 82.5 feet; thence South 134.5 feet; thence West 82.5 feet; thence South 11.0 feet; thence West 111.5 feet to point of beginning. That said tract of land lies within the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 23, Township 1 South, Range 1 West, Ute Meridian, in the City of Grand Junction, Mesa County, Colorado. That said smaller tracts of land are hereinunder set forth opposite the owners respective names to-wit:

Owner	Description - Old	Description - New
→ Earl Van Gundy also known as E. H. Van Gundy	Lots 2 to 16 incl., 19 & 20, Block 1, Gr. Jct. Town & Dev. Cos. Add. No. 1., Beg. 577.5' W. & 269' S. of the NE cor. SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, thence W. 82.5' thence S. 258', thence E 165' thence N 264', thence W. 82.5' thence S. to beg.; Also beg. 744.62' W & 513.5' N. of cen. sec. 23, T-1-S, R-1-W, N 100' E 111.5', S 100', W to beg.; Also beg. on E line of 5th St. 419.25' S. of N. line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W S 47', E 111.5', N 47', W. to beg.	Lots 8, 12, 13, 15 and S 5' of the E 82.5' of Lot 16, Lot 17 except N 41.6', Lot 18 except N 50' of S 112'. The above Lots are in Block 1 of South Fifth Street Sub- division.
Veta Van Gundy Earl Van Gundy	Lots 17 & 18, Grand Jct. Town & Dev. Cos. Add. No. 1.	No. 50' of So. 112' of Lot 18, Block 1, South Fifth St. Sub.
Lula May Van Gundy	Beg. on E. line of 5th St. 621.25' S. of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W, S 70', E 111.5', N 70', W to beg.	Lot 11, Block 1, South Fifth Street Subdivision.
Albino Venegas	Beg. 577.2' W. of NE cor. SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, W 82.5', S 134.5', E 82.5', N. to beg.	W. 74.5' of N. 134.5' Lot 16, Block 1, So. Fifth St. Sub.
George W. Coates, Jr. Ruth E. Coates	Beg. at intersection of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, & E. line of 5th St., S 84', E 111.5', N 84', W to beg.	Lot 1, Block 1, South Fifth Street Subdivision
Lescel F. Smith Willie B. Smith	Beg. E. line of 5th St., 84' S of N. line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W, S. 60', E 111.5', N. 60', W. to beg.	Lot 2, Block 1, South Fifth Street Subdivision.

continued on next sheet

No. 27 continued

Bettie Campbell	Beg. on E. line of 5th St., 244' S. of N. line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W, S 50', E 111.5' N 50', W to beg.	Lot 5, Block 1, South Fifth Street Subdivision
Sarafina Audino	Beg. on E. line of 5th St., 290' S of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, S 50', E 111.5', N 50', W to beg.	Lot 6, Block 1, South Fifth Street Subdivision
Louis E. Latto Ralph Palermo	Beg. on E. line of 5th St. 340' S. of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, S 75', E 111.5', N. 75', W. to beg.	Lot 7, Block 1, South Fifth Street Subdivision
Board of Trustees First Presbyterian Church	Lot 1, Block 1, Grand Jct. Town & Dev. Cos. Add. No. 1	N. 41.6' of Lot 17, Block 1, South Fifth Street Subdivision
Goodwill Industries of Mesa County, Colorado	Beg. on E. line of 5th St. 466.25' S. of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, S 150', E 111.5', N 150', W. to beg.	Lots 9 & 10, Block 1, South Fifth Street Subdivision.
Katie M. Campbell	Beg. 744.62' W & 219' N. of cen. Sec. 23, T-1-S, R-1-W, N 50', E. 111.5', S 50', W. to beg.	Lot 3, Block 2, South Fifth Street Subdivision.
Cecelia Evers Mary Evers	Beg. 744.62' W. & 144.2' N. of cen. Sec. 23, T-1-S, R-1-W, N 75', E 111.5', S 75', W. to beg.	Lot 4, Block 2, South Fifth Street Subdivision.
F. C. Martin	Beg. 744.62' W & 40' N. of cen. Sec. 23, T-1-S, R-1-W, N 104 5/12', E 111.5', S 104 5/12', W. to beg.	Lot 5, Block 2, South Fifth Street Subdivision.
Walter Mort	Beg. 744.62' W. & 269' N. of cen. Sec. 23, T-1-S, R-1-W, N 75 5/12", E 111.5', S 75 5/12', W. to beg.	Lot 2, Block 2, South Fifth Street Subdivision.
Clara Brown W. L. Felmlee Belle Felmlee	Beg. 473.62' W. of cen. Sec. 23, T-1-S, R-1-W, N 391.5', E 103', S 391.8', E 103' to beg.	Lot 8 & S 196.07' of 12, Block 2, South Fifth Street Subdiv.
Henry A. Summers Lena Summers	Beg. 370.62' W of cen. Sec. 23, T-1-S, R-1-W, N 391.8', E 77', S 391.8', W. to beg.	Lot 9 & S. 196.07' of 11, Block 1, South Fifth Street Subdivision
Ben Kast Jim Kast	Beg. 540.62' W. & 195.75' N of cen. Sec. 23, T-1-S, R-1-W, N 195.75', E 67', S 196', W. to beg.	S 195.75' of Lot 13, Block 2, South Fifth Street Subdiv.
David McAllister	Beg. 473.62' W. of cen. Sec. 23, T-1-S, R-1-W, W 75', N. 195.75', E 75', S to beg.	Lot 7, Block 2, South Fifth Street Subdivision

No. 27 continued.

Elmer L. Jones
Carrie B. Jones

Beg. 623.62' W. of cen.
Sec. 23, T-1-S, R-1-W, N
195.75', E 75', S 195.75',
W to beg.

Lot 6, Block 2,
South Fifth Street
Subdivision

Glenn Berry

Beg. 540.62' W & 195.75'
N of cen. Sec. 23, T-1-S,
R-1-W, N 195.75', W 83',
S 195.75' E to beg. Also
beg. 744.62' W & 344.6' N
of cen. Sec. 23, T-1-S,
R-1-W, N 100', E 111.2',
S 100', W to beg.

Lot 1 & S 195.75'
of 14, Block 2,
South Fifth Street
Subdivision

City of Grand
Junction, Colorado

Lots 21 to 25, Block 1 &
Blocks 2, 3 & 4, Grand Jct.
Town & Dev. Cos. Add. No. 1;
Beg. at a point 744.62' W &
445' N. of cen. Sec. 23,
T-1-S, R-1-W, N 69', E 111.5',
S 69', W to beg.; Beg. at
NE cor. SE 1/4 NW 1/4, Sec. 23,
T-1-S, R-1-W, S 1313.35, W
293.62' N 1312.62', E 330'
to point of beg. except the
S 457.5' of which the east
10' are reserved for Alley.

Lots 14 & 19 to 25
incl., Blk. 1 &
Lots 11, 12, 13 &
14 except S 195.75'
of said Lots, Block 2,
South Fifth Street
Subdivision.

No. continued.
The United States
of America (United
States Forest Service)

Beg. at cen. Sec. 23, T-1-S,
R-1-W, W 293.62', N 497.5',
E 306.65', S. to beg. except
S 40' for road & E 10' for
alley.

Lot 10, Block 2,
South Fifth Street
Subdivision

NOW THEREFORE the undersigned owners have caused this plat to be prepared and the same to be filed in the office of the County Clerk and Recorder of Mesa County, Colorado, and in the office of the City Clerk of Grand Junction, and we do hereby accept the boundaries of the lots shown on the annexed plat as the boundaries of our respective tracts of land, and we do hereby dedicate to the use of the public forever all streets, avenues, and alleys as indicated on the annexed plat.

Signed by: Earl Van Gundy, E. H. Van Gundy, Veta Van Gundy, Lula May Van Gundy, Albino Venegas, George W. Coates, Jr. Ruth E. Coates, Leocal F. Smith, Willie B. Smith, Bettie Campbell, Sarafina Audino, Louis E. Lato, also known as Louis E. Lato, Katie Campbell, Cecelia Evers, Mary Evers, F. C. Martin, Henry A. Summers, Walter Mort, by Tillie L. Harvey, Attorney in Fact, Clara Brown, W. L. Felmler, Belle Felmler, Goodwill Industries of Mesa County, Colo. By William A. Bowden, Supt. First Presbyterian Church By J. D. Severson, Chairman of Board of Trustees Attest R. E. Tope, Secretary of Board of Trustees, Ralph Palermo, Ben Kast, Jim Kast, David McAllister, Elmer L. Jones, Carrie B. Jones, Glenn Berry, City of Grand Junction, Colo By Herbert D. Fritz, City Manager, United States of America By John W. Spencer, Regional Forester, United States Forest Service, Lena Summers.

S 457.5' of which the east
10' are reserved for Alley.
continued on next sheet

No. continued.
The United States
of America (United
States Forest Service)

Beg. at cen. Sec. 23, T-1-S,
R-1-W, W 293.62' of cen. 7.5',
E 306.65' S. to beg. except
S 40' for road & E 10' for
alley.

Lot 10, Block 2,
South Fifth Street
Subdivision

NOW THEREFORE the undersigned owners have caused this plat to be prepared and the same to be filed in the office of the County Clerk and Recorder of Mesa County, Colorado, and in the office of the City Clerk of Grand Junction, and we do hereby accept the boundaries of the lots shown on the annexed plat as the boundaries of our respective tracts of land, and we do hereby dedicate to the use of the public forever all streets, avenues, and alleys as indicated on the annexed plat.

Signed by: Earl Van Gundy, E. H. Van Gundy, Veta Van Gundy, Lula May Van Gundy, Albino Venegas, George W. Coates, Jr. Ruth E. Coates, Leocal F. Smith, Willie B. Smith, Bettie Campbell, Sarafina Audino, Louis E. Lato, also known as Louis E. Lato, Katie Campbell, Cecelia Evers, Mary Evers, F. C. Martin, Henry A. Summers, Walter Mort, by Tillie L. Harvey, Attorney in Fact, Clara Brown, W. L. Felmler, Belle Felmler, Goodwill Industries of Mesa County, Colo. By William A. Bowden, Supt. First Presbyterian Church By J. D. Severson, Chairman of Board of Trustees Attest R. E. Tope, Secretary of Board of Trustees, Ralph Palermo, Ben Kast, Jim Kast, David McAllister, Elmer L. Jones, Carrie B. Jones, Glenn Berry, City of Grand Junction, Colo By Herbert D. Fritz, City Manager, United States of America By John W. Spencer, Regional Forester, United States Forest Service, Lena Summers.

No. 27 continued

Ack. November 27, 1946 by Earl Van Gundy, E. H. Van Gundy, Veta Van Gundy, Lula May Van Gundy, Albino Venegas, George W. Coates, Jr., Ruth E. Coates, Leecel F. Smith, Willie B. Smith, Bettie Campbell, Sarafina Audino, Louis E. Latto, Glenn Berry, Ralph Falermo, Katie M. Campbell, Cecelia Evers, Mary Evers, F. C. Martin, Walter Mort, by Tillie L. Harvey, Attorney in fact, Clara Brown, W. L. Felmler, Belle Felmler, Henry A. Summers, Lena Summers, Ben Kast, Jim Kast, David McAllister, Elmer L. Jones, Carrie B. Jones, Herbert D. Fritz, as City Manager, Donald Severson and R. E. Tope, as Chairman and Secretary respectfully of Board of Trustees, First Presbyterian Church, and William A. Bowden, as Supt. Goodwill Industries of Mesa County, Colorado, before Helen C. Tomlinson, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires November 28, 1946.

Ack. November 14, 1946 by John W. Spencer, Regional Forester, United States Forest Service, before Nadine Daniel, Notary Public, City and County of Denver, Colorado.
(N. P. Seal) Commission expires July 27, 1949

I hereby certify that this is a true and correct plat of the above described land and the subdivision thereof. (Signed) Carl M. Bennett, Registered Engineer. (Carl M. Bennett, Registered Engineer, State of Colorado, Seal)

Approved and accepted October 16, 1946 (Signed) Porter Carson, President of the City Council. Attest: Helen C. Tomlinson, City Clerk. Approved by Herbert D. Fritz, City Manager. (City of Grand Junction, Seal)

-o----o----o-

28. Walter Mort
to
Tillie L. Harvey

POWER OF ATTORNEY #461582
Filed April 1, 1947 Book 453
At 4:55 o'clock P. M. Page 296
I, Walter Mort, of New Castle, Garfield County, Colorado, do hereby make, constitute,

and appoint Tillie L. Harvey, of New Castle, Garfield County, Colorado, my true and lawful attorney in fact, for me and in my name, place and stead to execute and sign the plat known as South Fifth Street Subdivision in the City of Grand Junction, Mesa County, Colorado, and to accept the boundary lines shown thereon, and do any and all other acts necessary in the premises, with as full and complete power as I would have myself; hereby ratifying and confirming all such acts which may be done by the said Tillie L. Harvey as my attorney in fact. Subscribed and sworn to November 1, 1946 before Helen C. Tomlinson, Notary Public, _____,
(N. P. Seal) Commission expires November 28, 1946.

-o----o----o-

29. Treasurer of Mesa County
to
Geo. Nellis

TAX SALE \$58.60 #52246
Dated November 25, 1946 Book 37 Page 12
Sale of:
Beg 744.62' W & 513.5' N of Center
Sec. 23 T. 1S. R. 1W. N 50' E 111.5' S
50' W to Beg.

REDEEMED by Glen W. Berry, November 20, 1947

-o----o----o-

30. Earl H. Van Gundy, also known as Earl Van Gundy and E. H. Van Gundy Elveta Van Gundy, also known as Veta Van Gundy to

Earl H. Van Gundy and Elveta Van Gundy, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever.

known as Veta Van Gundy). Ack. December 3, 1947 before Thomas K. Younge, Notary Public, Mesa County, Colorado.
(N. P. Seal)

WARRANTY DEED \$10.00 and other #474820
Valuable considerations Book 477
Dated December 3, 1947 Page 580

Filed December 11, 1947
At 10:32 o'clock A. M.

Conveys: Lots 8, 12, 13, 15 and the S 5 feet of the E 82.5 feet of Lot 16, Lot 17 except the N 41.6 feet thereof and all of Lot 18, Block 1 South Fifth Street Subdivision, City of Grand Junction.

Consideration less than \$100.00. (Granting clause and ack. recite: Earl H. Van Gundy, also known as Earl Van Gundy and E. H. Van Gundy, and Elveta Van Gundy, also

known as Veta Van Gundy). Ack. December 3, 1947 before Thomas K. Younge, Notary Public, Mesa County, Colorado.
Commission expires Dec. 1, 1951.

-o----o----o-

31. Glenn Berry, party of the first part

and
Held & McCoy Machinery Co., a Colorado Corporation, party of the second part

AGREEMENT OF SALE AND PURCHASE #475715
Dated November 19, 1947 Book 475
Filed December 30, 1947 Page 153

At 9:14 o'clock A. M.

\$14,000.00

That in consideration of the payments hereinafter set forth to be made by the second party to the first party, the first

party has sold to second party and second party has this day purchased from first party the following described real estate in Grand Junction, Colorado, to-wit:

Parcel No. 1. The South 195.75 feet of Lot 14, Block 2 of South 5th Street Subdivision in the City of Grand Junction, comprising an area about 72 feet by 195.75 feet.

Parcel No. 2. Lot 1, Block 2, South 5th Street Subdivision to the City of Grand Junction, comprising an area of about 100 feet by 111 feet.

Parcel No. 3. Lot 13, Block 1, South 5th Street Subdivision to the City of Grand Junction, comprising an area of about 50 feet by 111 feet, together with all buildings and improvements erected and standing thereon, and

Party of the second part agrees to pay as a consideration of said purchase, the sum of \$14,000.00 in the manner following; \$4,000.00 upon the execution of this agreement, the receipt whereof is acknowledged by the party of the first part, and \$10,000.00 when Warranty Deed is tendered and second party's Attorney has examined abstracts to be furnished by the first party certified to date, and from said examinations has found the title to said property and all thereof to be marketable.

IT IS UNDERSTOOD AND AGREED That the said property shall be free and clear of encumbrance save and except the taxes for the year 1948 payable in 1949 and thereafter, and except for the special assessments payable in 1948 and thereafter.

IT IS FURTHER AGREED That possession of said property shall be delivered to the party of the second part not later than March 1st, 1948 and that at the option of the first party he may deliver possession of said premises at any time prior to March 1st, 1948, at which time second party agrees to accept possession.

IT IS FURTHER UNDERSTOOD AND AGREED That with all reasonable diligence first party will deliver to second party's examiner abstracts of title to said property certified to date and that if, from the examination thereof, it shall be found that said property, or any part thereof, does not bear a marketable title, first party shall promptly take steps as may be necessary to make said title marketable and it can be made marketable, payment shall be made according to the terms of this contract. If, for any reason, said title cannot be made marketable to any portion of said property by March 1st, 1948, then the second party shall have the option to proceed with the purchase and accept a title when secured or to cancel this sale contract, in which event first party agrees to refund to second party all sums paid by second party.

IT IS FURTHER AGREED Between the parties that this contract does not contemplate the present purchase of the machinery in the buildings on said premises and with reference to fixtures, the wooden benches in said building are considered a part of the buildings as are the light fixtures therein and the switches in the buildings except the magnetic switches belonging to the individual machines reserved by the party of the first part. It is further understood that the material rocks are not a part of the building.

No. 31 continued:

At the time of taking possession of said premises, the party of the second part agrees to pay the first party in addition to the purchase price above set forth, the inventory value at the wholesale price f.o.b. Grand Junction of all new steel on hand at the time of taking possession, including short lengths down to two feet, and all bolts and washers, and second party agrees also to purchase two farm station tanks and one nine cubic foot Soroll cement mixer at the wholesale price f.o.b. Grand Junction, as shown by first party's books, payment for said materials purchased to be made in cash at the time of taking possession.

Party of the first part shall retain all unexpired insurance credits existing at the date of delivery and possession.

This contract is binding upon the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF They have hereunto set their hands and seals on the day and year first above written, and second party has executed this agreement by A. D. Held as President of said Corporation, being duly authorized so to do.

(Signed) Glenn Berry, Party of the first part. Held & McCoy Machinery Co., By A. J. Held, President, Party of the second part.

Dated December 27, 1947

For value received I hereby assign unto the United States Bank of Grand Junction as collateral security for \$10,750.00 owing by me to said Bank, all my right, title and interest in the within contract of sale and purchase, and authorize and direct Held and McCoy Machinery Co. to pay all sums payable under said contract to the United States Bank of Grand Junction. The United States Bank of Grand Junction is authorized to pay from monies received, any and all amounts necessary to clear title to the property described in said contract. (Signed) Glenn Berry. The foregoing instrument was acknowledged before me this 29th day of December, 1947, Bess A. Dove, Notary Public, of Mesa County, Colorado.

(N. P. Seal)

Commission expires May 14, 1951.

-o----o----o--

Earl H. Van Gundy and
Elveta Van Gundy, Plaintiffs

vs.

William Michels, Julia
P. Ludlam and all Unknown
Persons who claim any interest
in and to the Subject Matter
of this Action, Defendants.

DECREE

Filed February 5, 1948

At 10:51 o'clock A. M.

IN THE DISTRICT COURT

IN AND FOR THE COUNTY OF MESA AND
STATE OF COLORADO. No. 7614

This matter having come on to be heard upon the application of plaintiffs and it appearing that Thomas A. Younge, one of the attorneys for plaintiffs, has

filed his affidavit herein that he does not know whether the defendants named in the caption hereof are in the military service of the United States; and the Court having appointed Silmon Smith, Attorney, to represent the above named defendants, and each of them, and to protect their interests herein, if any they have, and the said Silmon Smith, Attorney for said defendants, being here present; and the defendants, and each of them, having been served herein by publication and the default of each of the defendants having heretofore been entered; and an order for decree according to the prayer of plaintiffs' complaints having heretofore been entered; and it appearing to the Court that all of the defendants were duly served with process in the manner required by law; and the Court having heard the testimony in support of plaintiff's complaint;

DOTH FIND That each of said defendants named in the caption hereof have been duly and lawfully summoned for the time and in the manner prescribed by law and that none of the defendants described in the caption herein, have answered, pleaded or otherwise appeared herein, and that each of them has made default and that the default of each of them is now entered; that this Court has jurisdiction over the parties and of the subject matter of this action; that the allegations of the complaint are true; that the plaintiffs are the owners of and in actual possession of the real estate described in said complaint; that plaintiffs are entitled to a decree quieting their said title as prayed for in the complaint;

That the plaintiffs herein have made diligent efforts to ascertain the names and whereabouts of the defendants designated as "Unknown", but that plaintiffs have been unable to find or ascertain the names or whereabouts of said unknown defendants or any of them;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED That the title and possession of said plaintiffs in and to said real estate and improvements thereon, situate in the County of Mesa and State of Colorado, to-wit:

Lots 12 and 13, Block 1, South Fifth Street
Subdivision, City of Grand Junction;

No. 32 continued on next page.

32.

#477669
Book 481
Page 169

STATE OF COLORADO)
(SS
COUNTY OF M E S A)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Five (5) Entries, numbered from 33 to 37, both inclusive, constitutes a true and correct Abstract of Title showing all instruments which appear of record or on file in the office of the County Clerk and Recorder of Mesa County Colorado, from February 12, 1948 at 8:00 o'clock A. M., up to February 23, 1950 at 4:36 o'clock P. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

February 23, 1950 at 4:36 o'clock P.M.

THE MESA COUNTY ABSTRACT COMPANY

By

Richard B. Hillman
President.

No. C-12423

Continuation of

ABSTRACT OF TITLE

to

Lot Thirteen (13) in Block One (1) of South Fifth Street Subdivision, in the City of Grand Junction, Mesa County, Colorado.

From February 12, 1948 at 8:00 o'clock A. M.

=====

33.

Glen Berry, who is one and the same as Glenn W. Berry to Held & McCoy Machinery Company, a Colorado Corporation

WARRANTY DEED \$1.00 and #478965 other valuable considerations Book 482 Dated March 2, 1948 Page 484 Filed March 2, 1948 At 12:41 o'clock P. M.

Conveys:- Parcel No. 3. Lot 13, Block 1, South 5th Street Subdivision to the City of Grand Junction, comprising an area of about 50 feet by 111 feet, together with all buildings and improvements erected and standing thereon, (and other property) Mesa County, Colorado, free and clear except for taxes of 1948 payable in 1949 and thereafter and special assessments for 1948: /s/ Glenn Berry. (IRS \$15.40). Ack. March 2, 1948 by Glenn Berry, who is one and the same as Glenn W. Berry before Marjorie L. Van Brunt, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires June 5, 1951.

-o----00----o-

34.

Earl H. Van Gundy and Elveta Van Gundy to Glenn Berry

WARRANTY DEED \$10.00 and other #478966 good and valuable considerations Book 482 Dated February 14, 1948 Page 485 Filed March 2, 1948 At 12:42 o'clock P. M.

Conveys:- Lot 13, Block 1 South Fifth Street Subdivision to the City of Grand Junction, Mesa County, Colorado, subject to taxes for 1947 due and payable in 1948. (IRS \$3.85) /s/ Earl H. Van Gundy, Elveta Van Gundy. Ack. February 14, 1948 by Earl H. Van Gundy and Elveta Van Gundy before Thomas K. Younge, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Dec. 1, 1951.

-o----00----o-

35.

Held & McCoy Machinery Co., a corporation duly organized and existing under and by virtue of the laws of the State of Colorado to McCoy Company, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado.

WARRANTY DEED \$10.00 and other #494500 good and valuable considerations Book 498 Dated October 1, 1948 Page 78 Filed January 10, 1949 At 9:35 o'clock A. M.

Conveys:- Parcel No. 3. Lot 13, Block 1, South 5th Street Subdivision to the City of Grand Junction, comprising an area of about 50 feet by 111 feet, together with all buildings and improvement erected and standing thereon, (and other property), Mesa County, Colorado. This deed, executed and delivered simultaneously with the incorporation of McCoy Company, is given to confirm unto the said McCoy Company, all right, title and interest of the grantor in and to the above described real property, together with the improvements situated thereon, and according to the provisions of a certain Agreement For Consolidation and Certification of Incorporation of McCoy Company, dated August 30, 1948, executed pursuant to the provisions of Sections 57 (1) to (7) Chapter 41, 1935 C.S.A., as amended by the No. 35 continued on next sheet.

No. 35 continued.

Session Laws of 1943, and filed this 1st day of October, A.D. 1948, in the Office of the Secretary of the State of Colorado. Except the lien of general taxes for the year 1948 due and payable January 1, 1949, and installments of any special improvement taxes payable subsequent to the date hereof. /s/ Held & McCoy Machinery Co. By F. W. McCoy, President; Attest: Rodney J. Bardwell, Jr., Secretary (Corporate Seal)

Ack. October 1, 1948 by F. W. McCoy as President and Rodney J. Bardwell, Jr. as Secretary of Held & McCoy Machinery Co., a corporation before Andrew Rae, Notary Public, City and County of Denver, Colorado. (IRS _____)
(N. P. Seal) Commission expires Sept. 25, 1951.

-o-----00-----o-

36.

The F. W. McCoy Co.

CERTIFICATE OF INCORPORATION #509731
Dated February 15, 1938 Filed #3757
Filed November 17, 1949
At 11:15 o'clock A. M.

- I. Name: -----The F. W. McCoy Co.
 - II. Objects: -----To acquire by purchase or otherwise and own, hold, lease, rent, care for, sell, mortgage or otherwise dispose of any and all real estate or articles of personal property ----(and other objects)
 - III. Capital Stock:-----50,000 shares of no par value, 75% of the sale price of said stock from time to time shall be considered as capital, and said stock shall be non-assessable.
 - IV. Existence: -----Perpetual.
 - V. Affairs and management of said company shall be under control of board of directors composed of 3 members.
 - VI. Cumulative voting of the stock of this corporation shall not be permitted.
 - VII. Operations of said company shall be carried on in all counties of the State of Colorado and this corporation may be authorized to do business in other states---Principal business office located in City and County of Denver, State of Colorado.
 - VIII. Directors shall have power to make by-laws ---
/s/ Rodney J. Bardwell, Rodney J. Bardwell Jr., F. W. McCoy.
- Ack. February 15, 1938 by F. W. McCoy, Rodney J. Bardwell and Rodney J. Bardwell Jr. before Mell Russell, Notary Public, City and County of Denver, Colorado.
(N. P. Seal) Commission expires March 5, 1938.

Held & McCoy Machinery Co.

CERTIFICATE OF INCORPORATION
Dated March 27, 1947

- 1. Name: -----Held & McCoy Machinery Co.
 - 2. Objects: -----To buy, sell, lease, let and sublet, hold, deal in and deal with real property wherever situated and all character of interests, rights and estates in or to real property. --to construct or remove improvements on real property---to own real and personal property, both within and outside of the State of Colorado---(and other objects)
 - 3. Existence:-----Perpetual.
 - 4. Corporation shall have authority to issue a total of 2500 shares of stock which shall all be of the same class and shall have a par value of \$100.00 each. All shares of stock shall be full paid stock and not liable to any call or assessment thereon.
 - 5. Directors: -----There shall be 3 in number.
 - 6. Principal office: -----In the City and County of Denver, State of Colorado.
 - 7. Both stockholders' and directors' meetings may be held beyond the limits of the State of Colorado. Cumulative voting shall be allowed in the election of directors.
 - 8. Stock ledger and books shall be kept within the State of Colorado.
 - 9. Directors shall have power to make by-laws.---
- /s/ A. J. Held, F. W. McCoy and L. R. Rein.
Ack. March 27, 1947 by A. J. Held, F. W. McCoy and L. R. Rein before Richard Tull, Notary Public, City and County of Denver, Colorado.
(N. P. Seal) Commission expires Feb. 1, 1949

No. 36 continued on next sheet.



No. 36 continued.

The F. W. McCoy Co., a
Colorado corporation
and
Held & McCoy Machinery Co.,
a Colorado corporation

AGREEMENT FOR CONSOLIDATION AND
CERTIFICATE OF INCORPORATION OF
McCOY COMPANY

Dated August 30, 1949

WITNESSETH: That Whereas, the above
named corporations have identical
stockholders and directors, and both of

said companies at the present time are dealers in heavy construction machinery
and equipment, and desire to consolidate-----and Whereas, the within agreement has
been unanimously approved by the board of directors of both corporations and by
said boards of directors has been submitted to the stockholders of the respective
corporations at a special meeting ---stockholders having unanimously approved
this plan of consolidation after a full and complete explanation of the same;
Now, Therefore, it is hereby understood and agreed by and between said two
corporations, their respective directors and stockholders, as follows: A new
corporation shall be formed by the consolidation of these 2 corporations, said
new corporation to be formed by October 1, 1948 under the laws of the State of
Colorado, to effect this consolidation. The principal place of business of
this new corporation, to be known as McCoy Company, shall be in Denver, Colorado,
and said new corporation shall have an authorized capital of 750,000 shares of
\$1.00 par value common stock; that each of the above corporations shall transfer
to McCoy Company its assets,-----.

- I. Name: ----- McCoy Company
- II. Objects: ----- To acquire by purchase or otherwise and
own, hold, lease, rent, care for, sell, mortgage or otherwise
dispose of any and all real estate ---to loan or borrow money
upon real estate ---(and other objects)
- III. Capital Stock: -----750,000 shares of stock having a par
value of \$1.00 --.
- IV. Existence: -----Perpetual.
- V. Affairs and management of our said company shall be under the control of a
board of directors---
- VI. Cumulative voting of the stock of this corporation shall not be permitted.
- VII. Operations shall be carried on in all counties of the State of Colorado and
this corporation may be authorized to do business in other
states---Principal office shall be located in the City and
County of Denver, State of Colorado----
- VIII. Board of Directors may at any time propose a compromise or arrangement with
the creditors of this corporation, or any class of creditors,--
- IX. Board of Directors of this corporation, --may sell, lease, exchange and convey
all of the property and assets of this corporation ---.
- X. Directors may have power to make by-laws.---

/s/ F. W. McCoy, Dorothy R. McCoy, Rodney J. Bardwell, Jr.
Ack. August 30, 1949 by F. W. McCoy, Dorothy R. McCoy and Rodney J. Bardwell, Jr.
before Elsie Dauth, Notary Public, City and County of Denver, Colorado.
(N. P. Seal) Commission expires April 5, 1952.
/s/ F. W. McCoy, Dorothy R. McCoy, Rodney J. Bardwell, Jr. Directors of The
F. W. McCoy Co. /s/ F. W. McCoy, Dorothy R. McCoy, Rodney J. Bardwell, Jr.
Directors of Held & McCoy Machinery Co. The F. W. McCoy Co. By F. W. McCoy,
President Attest: Rodney J. Bardwell, Jr. Secretary (Corporate Seal)
Held & McCoy Machinery Co. By F. W. McCoy, President; Attest: Rodney J. Bardwell, Jr.
Secretary (Corporate Seal)

Certificate of Rodney J. Bardwell, Jr. that he is Secretary of The F. W. McCoy Co.
and that the above agreement signed by the Directors of The F. W. McCoy Co. was
submitted to a special meeting of stockholders called--for the purpose of passing
on said Agreement for Consolidation---said Agreement was submitted and unanimously
approved---/s/ Rodney J. Bardwell, Jr. Secretary (Corporate Seal).
Certificate of Rodney J. Bardwell that he is Secretary of Held & McCoy Machinery Co.
and that the above Agreement for consolidation signed by the Directors of Held &
McCoy Machinery Co. was submitted to a special meeting of stockholders--- and
unanimously approved---/s/ Rodney J. Bardwell, Jr. Secretary (Corporate Seal)
Agreement for Consolidation ack. August 30, 1949 by F. W. McCoy, President of
The F. W. McCoy Co. and Held & McCoy Machinery Co., both Colorado Corporations,

No. 36 continued on next sheet.



No. 36 continued.

and said F. W. McCoy further acknowledges that the above Agreement for Consolidation is the respective act, deed and agreement of The F. W. McCoy Co. and of Held & McCoy Machinery Co. before Elsie Dauth, Notary Public, City and County of Denver, Colorado. (N. P. Seal) Commission expires April 5, 1952.

CERTIFICATE OF AMENDMENT TO THE
CERTIFICATE OF INCORPORATION OF
McCoy Company

Know All Men By These Presents; That we, F. W. McCoy, president, and Rodney J. Bardwell, Jr. Secretary, respectively, of McCoy Company, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado--do make the following statement: That the board of directors of McCoy Company, did, at special meeting October 8, 1948, at 10 o'clock A. M. resolve to submit to stockholders at a special meeting a certain proposed amendment to Article III of Certificate of Incorporation.---at special meeting stockholders voted all capital stock issued and outstanding of said corporation that capital stock of said company shall consist of 1 Million shares of stock having a par value of \$1.00 and said stock shall be non-assessable.-- /s/ F. W. McCoy, President; Attest: Rodney J. Bardwell, Jr. Secretary (Corporate Seal).

Certificate of F. W. McCoy, President, and Rodney J. Bardwell, Jr. secretary of McCoy Company that they are president and secretary of the said McCoy Company, and that the facts set forth in said certificate are true, and that they as such president and secretary respectively of said corporation, made, signed and executed the said certificate for the uses and purposes therein set forth.

/s/ F. W. McCoy, President; Rodney J. Bardwell, Jr., Secretary.
Subscribed and sworn to October 9, 1948 before Elsie Dauth, Notary Public, City and County of Denver, Colorado.

(N. P. Seal) Commission expires April 5, 1952

Certificate of true copy of documents filed in this office by McCoy Company attached November 9, 1949 by Geo. J. Baker, Secretary of State By James R. Mosier, Deputy, State of Colorado, United States of America. (State of Colorado Seal)

/o----00----o-

McCoy Company, a corporation duly organized and existing under and by Virtue of the laws of the State of Colorado to

WARRANTY DEED \$1.00 and other valuable considerations Dated February 16, 1950 Filed February 23, 1950 At 4:35 o'clock P. M.

#515218
Book 519
Page 279

37.

Wyse Perry and Lucille Perry, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever.

Conveys: Parcel No. 3. Lot 13, Block 1, South Fifth Street Subdivision to the City of Grand Junction, comprising an area of about 50 feet by 111 feet (and other Parcels of real estate), together with all buildings and improvements erected and standing thereon, Mesa County, Colorado, except taxes for the year 1950, payable in 1951 and subsequent

taxes; subject also to the existing lease covering parcel No. 3 above described. (IRS \$15.40) /s/ McCoy Company, By E. P. Honnen, President, Attest: Rodney J. Bardwell, Jr., Secretary (Corporate Seal)

Ack. February 20, 1950 by E. P. Honnen as President and Rodney J. Bardwell, Jr., as Secretary of McCoy Company, a corporation before Andrew Rae, Notary Public, City & County of Denver, Colorado.

(N. P. Seal) Commission expires Sept. 25, 1951.

-o----00----o-

Recorder's Seal

KNOW ALL MEN BY THESE PRESENTS: That

WYSE PERRY and LUCILLE PERRY

of the County of Mesa, and State of Colorado, for the consideration of ten dollars and other valuable considerations- - - - -

in hand paid, hereby sell and convey to

FRANK M. DUNN

of the County of Mesa, and State of Colorado, the following real property, situate in the County of Mesa and State of Colorado, to-wit:

The South 195.75 feet of Lot 14 in Block 2; Lot 1 in Block 2; and Lot 13 in Block 1; all in South 5th Street Subdivision in the City of Grand Junction, together with all improvements erected and standing thereon.

(IRS \$44.00)

with all its appurtenances, and warrant the title to the same, subject to

Signed and delivered this 15th day of January, A. D. 19 56.

in the presence of

Wyse Perry (SEAL)
Lucille Perry (SEAL)

STATE OF COLORADO
County of Mesa

} ss.

The foregoing instrument was acknowledged before me this 25th day of January, 1956, by Wyse Perry and Lucille Perry.

25th day of January



Anthony J. Williams
Notary Public

Notary Public or persons here insert name or names; if by person acting in representative or official capacity or as executor, attorney-in-fact or officer of corporation, name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory Provisions, Section 1927.

39815
38
6.74-522
11.05 4/11

JAN 25 1956

BOOK OF TRUST

THIS INDENTURE, Made this 15th day of January, 1956, between FRANK M. DUNN

whose address is Grand Junction, Colorado hereinafter referred to collectively as "First Party," and the Public Trustee of Mesa County, State of Colorado, party of the second part, WITNESSETH:

THAT WHEREAS, The said First Party has executed one promissory note (hereinafter designated "note") bearing even date herewith for the total principal sum of Thirty Thousand and No/100- Dollars, payable to the order of WYSE PERRY and LUCILLE PERRY, as joint tenants and not as tenants in common,

whose address is Grand Junction, Colorado, in payments as hereinafter set forth

after date thereof, with interest thereon from the date thereof at the rate of six per cent per annum payable monthly on the unpaid balance, which shall be in addition to the monthly payments on principal.

The principal amount shall be paid as follows: \$250.00 on January 15th, 1957 and \$250.00 each month thereafter until paid. Additional payments on the principal may be made at any time.

(The Legal Holder of note being hereinafter referred to as "Beneficiary"),

AND WHEREAS, The said party of the first part is desirous of securing the payment of the principal and interest of said promissory note.

NOW, THEREFORE, The said party of the first part, in consideration of the premises, and for the purpose aforesaid, does hereby grant, bargain, sell and convey unto the said party of the second part, in trust forever, the following described property situate in the County of Mesa and State of Colorado, to-wit:

The South 195.75 feet of Lot 14, Block 2; Lot 1 in Block 2; Lot 13 in Block 1; all in South 5th Street Subdivision in the City of Grand Junction, together with all improvements erected and standing thereon.

IN WITNESS WHEREOF The said party of the first part has hereunto set their hand and seal this 15th day of January 1956

WYSE PERRY (Seal)

LUCILLE PERRY (Seal)

FRANK M. DUNN (Seal)

STATE OF COLORADO, }
County of Mesa, }

The foregoing instrument was acknowledged before me this 25th day of JANUARY, 1956.

By Frank M. Dunn.



Notary Public

July 22, 1956 Anthony W. Williams Notary Public

39817

39

659016
674-523
11.06.84A

JAN 25 1956

68707

RELEASE OF DEED OF TRUST BY THE PUBLIC TRUSTEE

Know All Men by These Presents, That, Whereas,

Frank M. Dunn

of the County of Mesa, in the State of Colorado, by his certain DEED OF TRUST dated the 15th day of January, A. D. 19 56, and duly recorded in the office of the County Clerk and Recorder of the County of Mesa, in the State of Colorado, on the 25th day of January, A. D. 19 56, in book 674 of said County records, on page 523, conveyed to the Public Trustee in said County of Mesa, certain real estate in said Deed of Trust described in trust to secure to the order of Wyse Perry and Lucille Perry, as joint tenants and not as tenants in common, the payment of the indebtedness mentioned therein.

AND, WHEREAS, Said indebtedness has been paid and the purposes of said trust have been fully satisfied;

NOW, THEREFORE, At the request of the legal holder of the indebtedness secured by said Deed of Trust, and in consideration of the premises, and in further consideration of the sum of Two Dollars, to me in hand paid, the receipt whereof is hereby acknowledged, I, as the Public Trustee in said County of Mesa, do hereby remise, release and quit-claim unto the present owner or owners of said real estate and unto the heirs, successors and assigns of said owner or owners forever, all the right, title and interest which I have in and to the said real estate, as such Public Trustee, in said Deed of Trust mentioned; and more particularly described as follows, to-wit:

All that property conveyed in trust, in and by Document No. 659016 as recorded in the office of the County Clerk and Recorder of said Mesa County, Colorado, in Book and at Page aforesaid.

situate, lying and being in the County of Mesa and State of Colorado.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the privileges and appurtenances thereunto belonging forever. And further, that the said Trust Deed is, by these presents, to be considered as fully and absolutely released, cancelled and forever discharged.

WITNESS my hand and seal, this 31st day of October, A. D. 19 58.

Burrell C. Reynolds (Seal)
As the Public Trustee in said County of Mesa.

STATE OF COLORADO, ss.
County of Mesa,

The foregoing instrument was acknowledged before me this 31st day of October, 19 58.

by Burrell C. Reynolds as the Public Trustee in said County of Mesa, Colorado.
Witness my hand and Official Seal.

My Commission expires SEP 6 1961

Lena A. Williams
Notary Public.

The Public Trustee in said County of Mesa:

Please execute this release, the indebtedness secured by the above mentioned Deed of Trust having been fully paid,

The legal holder of the indebtedness secured by said Deed of Trust.

By _____

40
730376
743-449
10:45 A.M.
NOV 1 - 1958

Recorder's Stamp

KNOW ALL MEN BY THESE PRESENTS: That

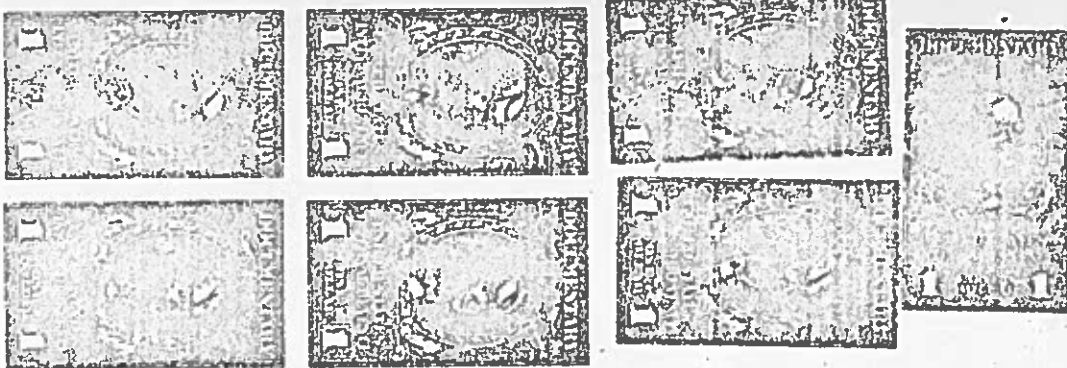
FRANK M. DUNN

of the _____ County of Mesa, _____ and State of Colorado,
for the consideration of One Dollar and other valuable

Considerations
in hand paid, hereby sell and convey to
WISE PERRY and FRANK M. DUNN

of the _____ County of Mesa, _____ and State of Colorado, the following real
property, situate in the _____ County of Mesa
and State of Colorado, to-wit:

The South 195.75 feet of Lot 14, Block 2; Lot 1 in Block 2; Lot
13 in Block 1; all in South 5th Street Subdivision in the City of
Grand Junction, together with all improvements erected and standing
thereon.



with all its appurtenances, and warrant the title to the same, subject to taxes for the year 1958
due and payable in 1959 and taxes for subsequent years.

Signed and delivered this 30th day of October, A. D. 19 58.

in the presence of

Frank M. Dunn (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF COLORADO
County of M E S A

} ss.

The foregoing instrument was acknowledged before me this 30th day of October
19 58, by Frank M. Dunn.

Witness my hand and official seal

My commission expires November 1, 1959

Frank M. Hochbaum
Notary Public

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it—Statutory Provisions, Section 1887.

AMT. OF FEE IMPOSED 2.00
COLLECTED
EXCUSED
PROTESTED

6865

41

730296
743-375
1:21 P.M.

OCT 31 1958

Rev 22.00
Fees 2.00

STATE OF COLORADO
DEPARTMENT OF EMPLOYMENT
1210 Sherman Street
Denver 3, Colorado

NOTICE OF CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS:

That the State of Colorado, DEPARTMENT OF EMPLOYMENT, having fulfilled all the statutory requirements of notice and demand for contributions due and unpaid under Chapter 82, Colorado Revised Statutes 1953, known as the Colorado Employment Security Act, as amended, does hereby claim a first and prior lien, as provided in said law, against all of the property both real and personal, located in MESA COUNTY, State of Colorado,

of Roy Roofener & Wyse Perry, individuals, formerly d/b/a Valley Auto Sales & Salvage, a partnership, 2473 Hiway 6 & 50, Grand Junction, Colorado

Account Number 31012-552

an employer as defined in said Act, in the following amount:

<u>Period</u>	<u>Amount of Contribution</u>
1963 - 2nd Qtr.	\$55.95 - Balance
3rd Qtr.	38.71

Total Contribution Due \$94.66 - "Index in Chattels"

Statutory interest to be added and computed upon delinquencies from date due to date of payment, at six per cent (6%) per annum.

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

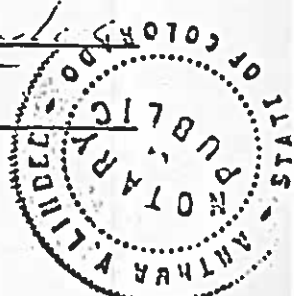
John P. Jones, being first duly sworn upon oath deposes and says: That he is a duly qualified representative of the State of Colorado, DEPARTMENT OF EMPLOYMENT; that he has read the foregoing Notice of Claim of Lien and knows the contents thereof; that the same is true of his own knowledge except as to the matters which are therein stated on his information and belief and as to those matters, he believes them to be true.

John P. Jones

Subscribed and sworn to before me this 13th day of April 1964.

Notary Public

My commission expires July 20 1964



117983
#863199
Page 42
Filed
rims 8:46 Book
APR 14 1964

State of Colorado) Recorded at 11:25 o'clock Feb 11 1965
County of Mesa) ss. Reception No. 885113 Recorder

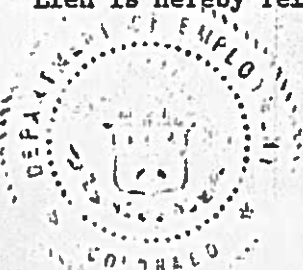
Revised
7/8/55

BOOK 879 PAGE 390

STATE OF COLORADO
DEPARTMENT OF EMPLOYMENT
1210 Sherman Street
Denver, Colorado 80203

NOTICE OF RELEASE OF LIEN CLAIM

Notice is hereby given that the Claim of Lien filed in Book _____
Page _____ or Reception No. 863199 on or about the 14th day of
April, 1964, on behalf of the State of Colorado,
DEPARTMENT OF EMPLOYMENT, by John P. Jones
a duly qualified representative thereof, against all of the property,
both real and personal, of Roy Roofener & Wyse Perry, individuals, formerly
d/b/a Valley Auto Sales & Salvage, a partnership, 2473 Hiway 6 & 50, Grand
Junction, Colorado ACCOUNT NUMBER 31012-552
within the _____ County of MESA Colorado,
in the sum of \$94.66, has been fully satisfied and said Claim of
Lien is hereby released this 8th day of February 1965.



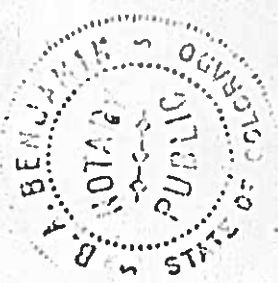
Bernard E. Teets
Bernard E. Teets, Executive Director
DEPARTMENT OF EMPLOYMENT

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

The foregoing instrument was acknowledged before me this 8th day
of February, 1965, by Bernard E. Teets, as Executive
Director of the Department of Employment.

WITNESS my hand and official seal.

My Commission expires May 1, 1968
B. C. Benjamin
Notary Public



125835

43

Time 11:25 Book 879 Page 390 # 885113

FEB 11 1965

State of Colorado
County of Mesa

Recorded at 4:22 o'clock P. M.,
Reception No. 922055

JUL 13 1966

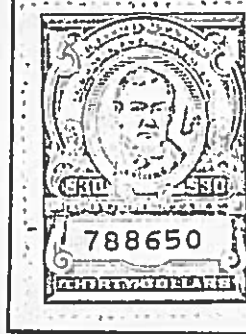
Amie M. Dunston
Recorder

BOOK 898 PAGE 497

WYSE PERRY

whose address is Grand Junction
County of Mesa, and State of

Colorado, for the consideration of - - Ten
Dollars and other valuable consideration - - -
in hand paid, hereby sell(s) and convey(s) to



LUCILLE L. PERRY

whose address is Grand Junction County of
Mesa, and State of Colorado

an undivided one-half interest in and to the following real property
in the County of Mesa, and State of Colorado, to-wit:

The South 18 inches of Lot 12 and all of Lot 13
in Block 1, South Fifth Street Subdivision;
AND Lots 1, 6, 13 and 14 in Block 2 of South
Fifth Street Subdivision; AND beginning 223.62
feet West of the center of Section 23, Township
1 South, Range 1 West of the Ute Meridian, thence
West 100 feet to a point whence the center of
the East End of Pier No. 2 of Old State Bridge
bears North 57° 30' West 700 feet, thence South
57° 30' East 210 feet North to a point 160 feet
South of the East and West Center line of said
Section 23, thence West 73.62 feet, thence North
160 feet to point of beginning;



with all its appurtenances, and warrant(s) the title to the same, subject to taxes for the year
1966, payable in 1967, and all subsequent taxes and assessments.

Signed this 13th day of May, 1966.

Wyse Perry

STATE OF COLORADO
County of MESA } ss.

The foregoing instrument was acknowledged before me this 13th
day of May, 1966, by Wyse Perry.

My commission expires 9/16/67
Witness my hand and official seal

Richard A. Munday



Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

Time 4:22 Book 898 Page 497 # 922055 139143
Rev. \$33.00
JUL 13 1966

141818
45
926044
Page 446
Book 901
time 4:36
OCT 10 1966

WYSE PERRY

whose address is Grand Junction
County of Mesa, and State of

Colorado, for the consideration of - - Ten
Dollars and other valuable consideration - - -
in hand paid, hereby sell(s) and convey(s) to

LUCILLE L. PERRY

whose address is Grand Junction, County of
Mesa, and State of Colorado

County of Mesa, and State of Colorado, to-wit:

The South 18 inches of Lot 12 and all of Lot 13 in Block 1, South Fifth Street Subdivision; AND Lots 1, 6, 13 and 14 in Block 2 of South Fifth Street Subdivision; AND beginning 223.62 feet West of the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier No. 2 of Old State Bridge bears North 57° 30' West 700 feet, thence South 57° 30' East 210 feet North to a point 160 feet South of the East and West Center line of said Section 23, thence West 73.62 feet, thence North 160 feet to the point of beginning;

(This Deed is made for the purpose of correcting an error in the description of a prior Deed between the same parties recorded in Book 898 at Page 497 of the Mesa County records.)

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for the year 1966, payable in 1967 and all subsequent taxes and assessments.

Signed this 4th day of October, 1966.

Wyse Perry

STATE OF COLORADO
County of MESA } ss.

The foregoing instrument was acknowledged before me this 10/7/66
day of October, 1966, by Wyse Perry.

My commission expires September 16, 1967.
Witness my hand and official seal

Edward G. Mendenhall
Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

46

United Investment Company, A. C. Milne,
Vice President, Attest: W.D. Ela, Secretary,
(Corporate Seal)/ F. C. Martin, Cecelia
Evers, Mary Evers, Mary Haggerty, Nellie
Haggerty Shriver

to

City of Grand Junction, A Municipal
Corporation

QUIT CLAIM DEED \$1.00
Dated September 17, 1941
Filed September 18, 1941
At 3:48 o'clock P. M.

#389484
Book 395
Page 402

Quitclaims: Beginning at a point
633.12 feet W and 40 feet N of the
center of Sec. 23, Twp. 1S., RLW],
U.M. in the City of Grand Junction,
Colorado; thence N 35.15 feet on a
line parallel to the E line of Fifth

Street, thence E 16 feet, thence S 351.5 feet to the N line of Struthers Avenue,
thence W 16 feet to the point of beginning, to be used for street and alley pur-
poses. (Granting caluse recites "United Investment Company, F. C. Martin, Cecelia
Evers and Mary Evers, Nellie Shriver formerly Nellie Haggerty, and Mary Haggerty").
(Consideration less than \$100.00.)

Ack. Sept. 18, 1941 by F. C. Martin, Cecelia Evers, Mary Evers, Mary Haggerty and
Nellie Haggerty Shriver before Helen C. Tomlinson, Notary Public, Mesa County,
Colorado.

(N. P. Seal)

Commission expires November 28, 1942

Ack. Sept. 18, 1941 by A. C. Milne and W. D. Ela respectively, as Vice President
and Secretary of United Investment Company, A Colorado Corporation, before J.
Ernest Leaverton, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires January 3, 1942

-o----00----o-

SHOWN FOR REFERENCE PURPOSES ONLY



Transamerica Title Insurance Co

A duly licensed and bonded abstractor, operating under certificate of authority granted by the State of Colorado, and whose bond is in force at the date of this certificate

Hereby Certifies

That the foregoing - 9 - entries numbered 38 to 46 constitute a true and correct abstract of all instruments on file or of record in the office of the County Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described real estate located in said Mesa County, Colorado:

From February 23, 1950 at 4:36 o'clock P. M.

Lot Thirteen (13) in Block One (1) of South Fifth Street Subdivision, in the City of Grand Junction, Mesa County, Colorado.

Dated this 17th day of

September, A.D., 1970, at 8 o'clock A.M.

Transamerica Title Insurance Co

By *Richard B. Williams*
Authorized Signature *RB*



Transamerica Title Insurance Co

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No.

75738